

## Construction in the Mississippi River Corridor Critical Area (MRCCA)

This document covers key zoning provisions that affect construction within the MRCCA in Coon Rapids. While City Code Chapter 11-1001 addresses these regulations in full, basic provisions that differ from those in other areas of the City are addressed below.

### Structure Location and Bulk

#### Overview

Setbacks, building height, and other dimensional regulations within the MRCCA vary based on the MRCCA district in which the property is located. You can use the DNR's online MRCCA mapping tool to establish whether or not a property is located in the MRCCA and if so which district it is located in. The online mapping tool also identifies Primary Conservations Areas (PCAs) that may affect structure location, such as bluff impact zones (BIZs), shore impact zones (SIZs), and significant vegetative stands. Properties within the MRCCA in Coon Rapids are also governed by the City's underlying zoning, which can be identified by referencing the City's online interactive zoning map. Most residential properties are located in either the LDR-1 or LDR-2 zoning district.

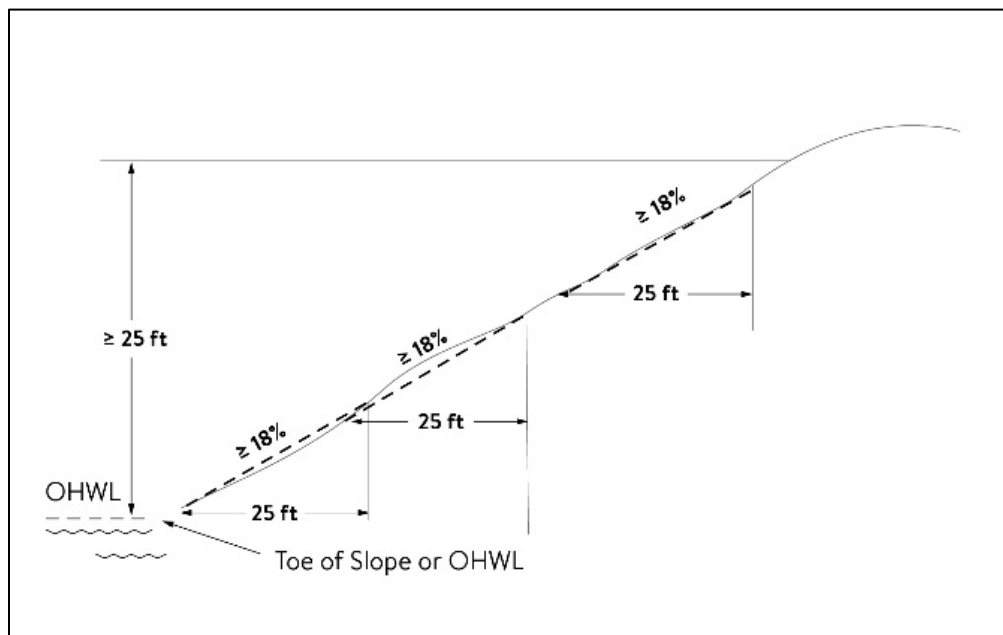
#### Height

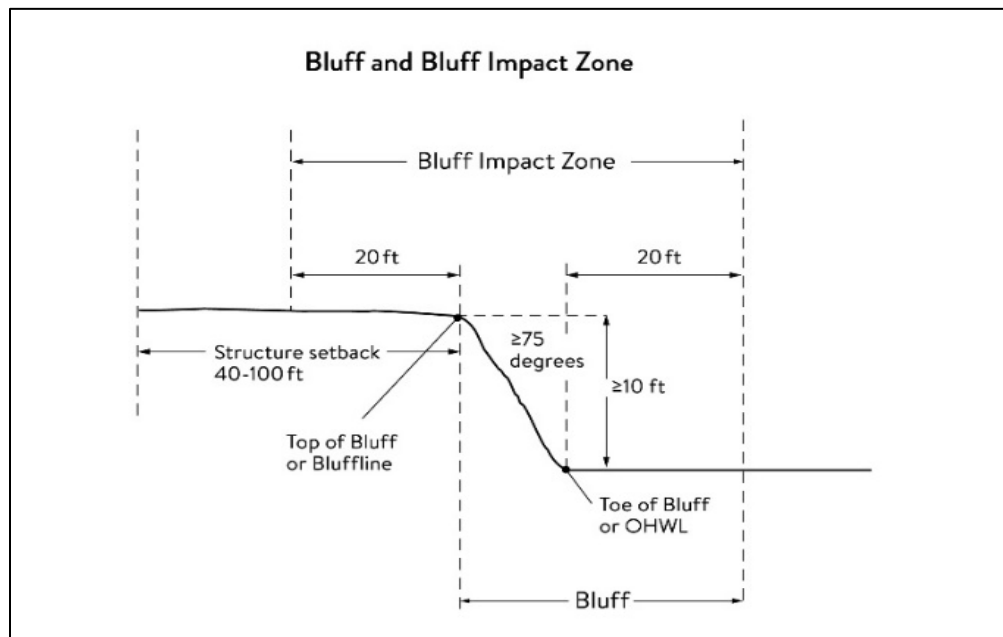
Most residential properties within the MRCCA in Coon Rapids are either in the River Neighborhood (RN) or Separated from River (SR) district. In the RN district, the maximum height of a principal residential structure is 35 feet, measured from the side of the structure facing the Mississippi River. In the SR district, the maximum height of a principal residential structure governed by the underlying zoning; in most cases 40 feet.

#### Setbacks

Structures in the RN district must be located at least 100 feet from the Ordinary High Water Level of the Mississippi River. Structures in both the RN and SR districts must be located at least 40 feet from the bluffline. A bluff is defined as a slope that rises at least 25 feet where the grade of the slope averages 18 percent or greater, measured over any horizontal distance of 25 feet, from the toe of the slope to the top of the slope.

#### Bluff





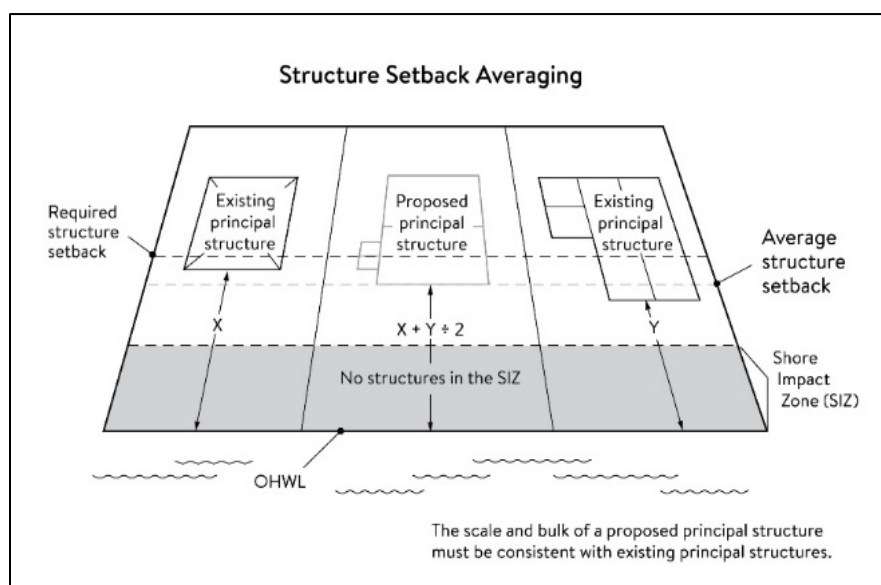
Other setbacks, such as those from front and side property lines are governed by the underlying City zoning district; in most cases LDR-1 or LDR-2.

### Nonconformities

Legally established nonconformities in the MRCCA may continue.

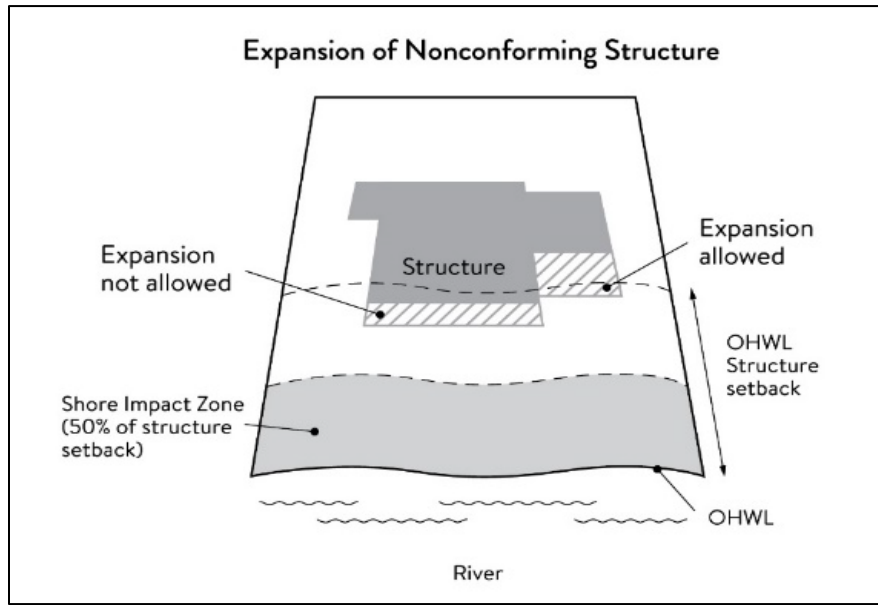
### Setback Averaging

In instances where principal structures exist on the adjoining lots on both sides of a proposed building site, the minimum setback may be altered to conform to the average of the adjoining setbacks.



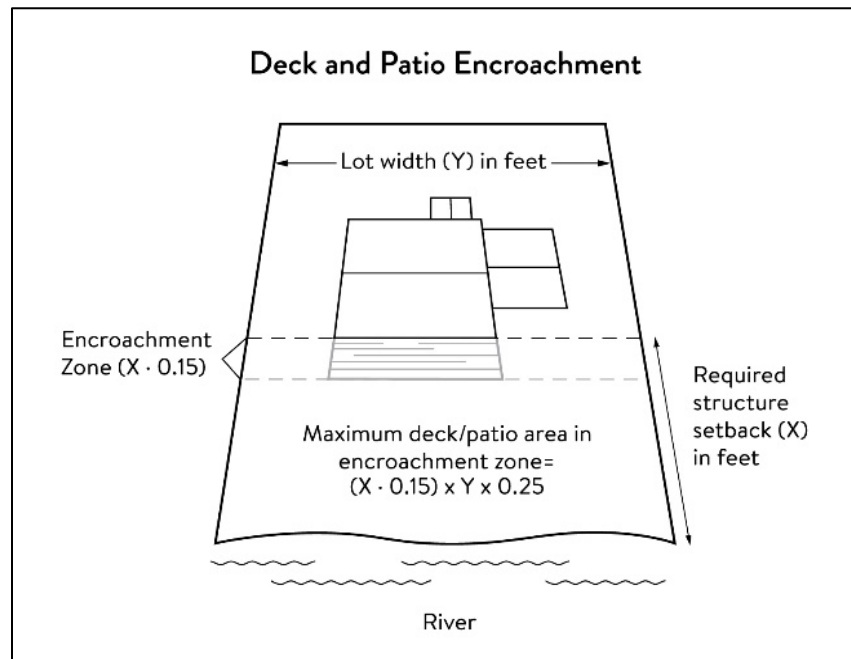
### Lateral Expansion

Legal nonconforming principal structures that do not meet the current setback requirement from the bluffline or Mississippi River may be expanded laterally under certain circumstances, provided the expansion does not encroach further into the required setback or extend into the BIZ or SIZ.



### Decks and Patios

Decks and patios may encroach into the required setbacks from the Mississippi River or bluffline under certain circumstances, provided the encroachment of the deck or patio into the required setback area does not exceed 15 percent of the required structure setback and the deck or patio does not extend into the BIZ.



### **Water-Oriented Structures**

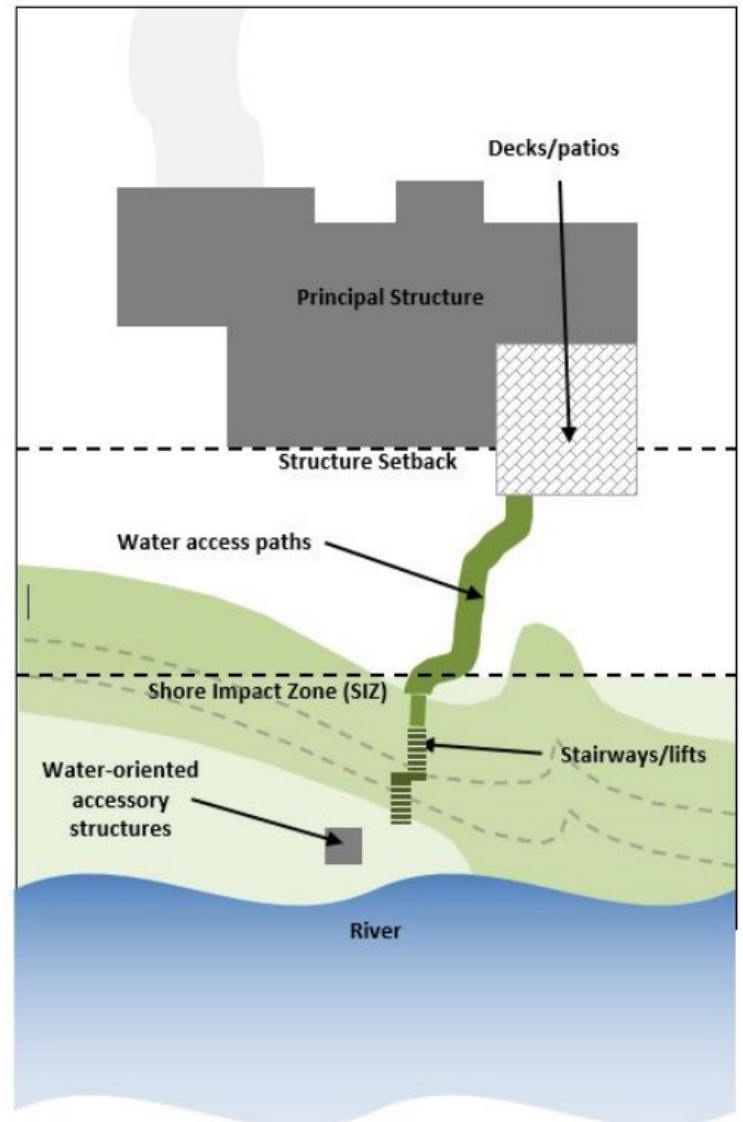
Structures or impervious surfaces cannot be located in either the BIZ or the SIZ, except for those listed as an exception. This includes stairways and lifts and landings that are no more than 32 square feet in area. One water-oriented structure, such as a gazebo, screen house, fish house, or detached deck or patio, is allowed per property with a maximum area of 120 square feet, a maximum height of 12 feet and a minimum setback of 10 feet from the Ordinary High Water Level.

### **Paths and River Access**

Private access paths must be no more than 8 feet wide within the SIZ and 4 feet wide within the BIZ. Stairways and lifts must not exceed 4 feet in width.

### **Docks**

Activities occurring below the Ordinary High Water Level are regulated by the Minnesota Department of Natural Resources (DNR), and not the City. Many commonly used docks do not require a permit from the DNR. Temporary storage of docks, boats, and other equipment during the winter months are allowed in the SIZ, but only allowed in the BIZ if it is not feasible to move the equipment outside of the BIZ.



### **Other Site Improvements**

Certain types of work in the MRCCA that does not require a building permit requires other permits from the City.

### **Grading, Bank Stabilization, and Land Alteration**

A [Land Alteration Permit](#) is required for land alterations that involve more than ten cubic yards of material or affect an area greater than 1,000 square feet within certain areas of the MRCCA and construction or replacement of rock riprap, retaining walls, and other erosion control structures. In most cases, a permit from the Coon Creek Watershed District is also required for this work.

### **Tree Removal**

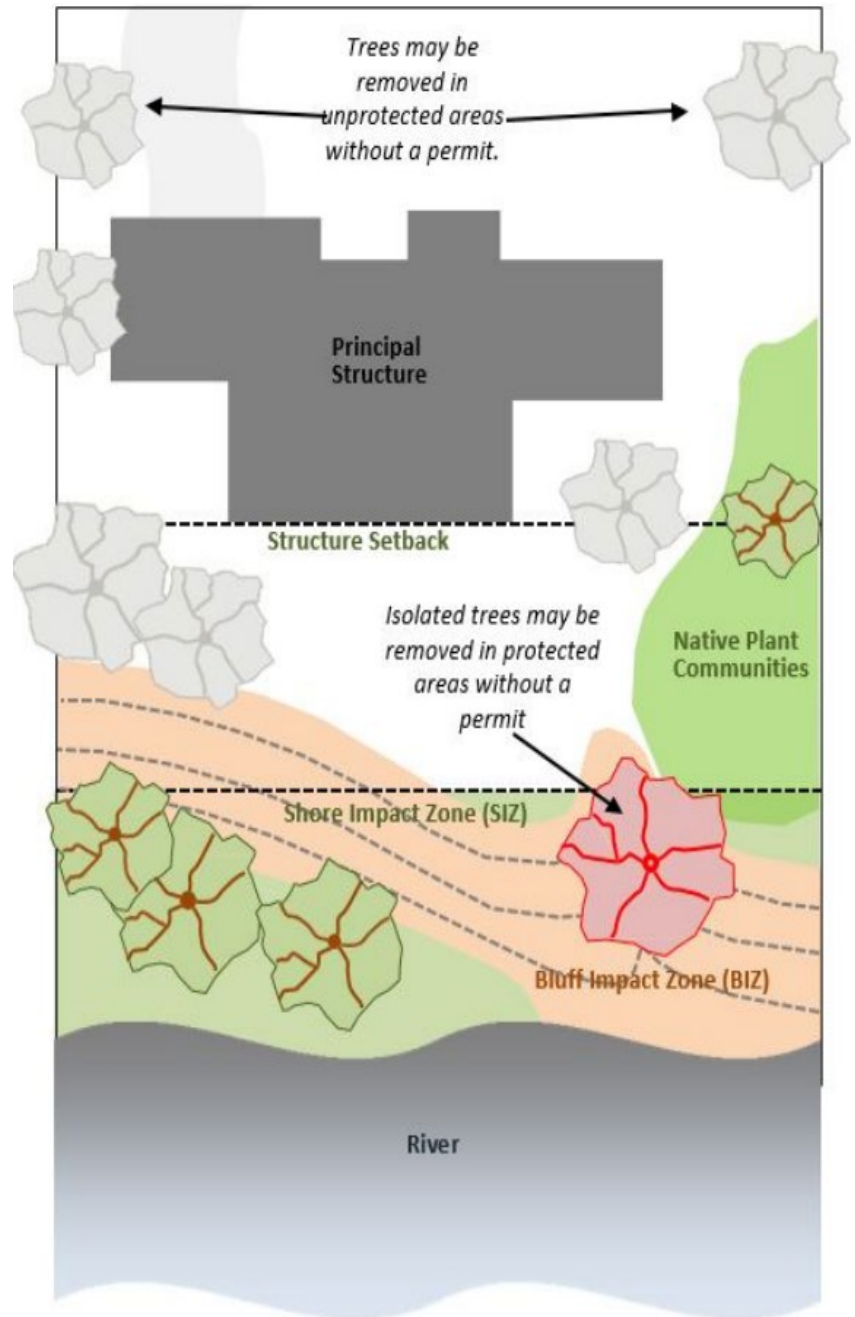
A [Vegetation Permit](#) is required for intensive vegetation clearing activities within PCAs.

### **Fences**

Fences between principal structures and the river are allowed provided that fences are not higher than 6 feet, not located within a bluff, and not located in the regulatory floodplain. Fences do not require a City permit.

### **Driveways and Parking Areas**

Residential driveways and parking areas require a City Driveway Permit and cannot be located in a BIZ or SIZ. Other regulations related to driveways are governed by the underlying zoning and addressed by the City's Driveway handout.



Questions may be directed to the City of Coon Rapids Planning Division at 763-767-6430 or [planning@coonrapidsmn.gov](mailto:planning@coonrapidsmn.gov)